

DEVELOPMENT SUMMARY

PARCEL # (OWNER):
 21909112 (WAYNE & SHIRLEY CREIGHTON)
 21909113 (DANNY KEATON)
 21909114 (CHRISTY R ROBERTSON)
 21909115 (ELIZABETH ANN GORDON)
 21909116 (WAYNE & SHIRLEY CREIGHTON)
 21909117 (DANNY KEATON)
 21909119 (ELIZABETH ANN GORDON)
 21909130 (WAYNE & SHIRLEY CREIGHTON)
 21909131 (RICHARD CREIGHTON)
 21909132 (DANNY KEATON)
 21909133 (DANNY KEATON)

DEVELOPER:
 DR HORTON
 8001 ARROWRIDGE BLVD.
 CHARLOTTE, NC 28273
 CONTACT: MARTY DAVIS
 PHONE NUMBER: 980-666-0326
 WMDAVIS@DRHORTON.COM

DESIGN ENGINEER:
 W.K. DICKSON - EDWIN SUDDRETH, PE
 11213 W. MOREHEAD STREET, SUITE 300
 CHARLOTTE, NC 28208
 PHONE NUMBER: (704)-334-5348
 ESUDDRETH@WKDICKSON.COM

EXISTING ZONING: R3 (RESIDENTIAL)

GIS PARCEL ACREAGE: ≈26.20 AC

EXISTING USE: SINGLE FAMILY & VACANT

PROPOSED USE: MULTI-FAMILY, ATTACHED

PROPOSED ZONING: R-8MF (CD)

TOTAL NUMBER OF LOTS: 175

PROPOSED DENSITY: 6.68 D.U./A (≈26.20 AC.)

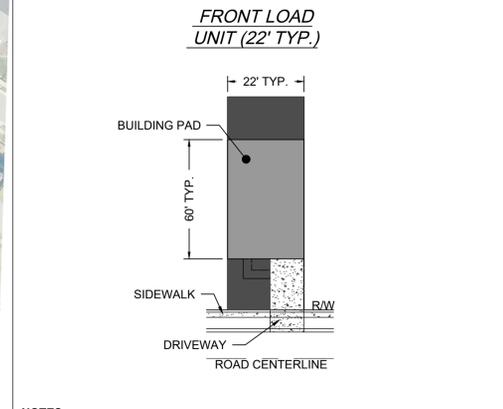
RIGHT-OF-WAY WIDTH: 56'

TREE SAVE/NATURAL AREA:
 OVERALL SITE: ≈26.20 AC.
 AREA IN HAMILTON ROAD R/W: ≈0.98 AC.
 AREA USED FOR TREE SAVE CALC.: ≈25.22 AC.
 REQUIRED TREE SAVE: 3.78 AC. (15.0%)
 TREE SAVE PROVIDED: 3.78 AC. (15.0%)

OPEN SPACE AREA:
 OVERALL SITE: ≈26.20 AC.
 AREA IN HAMILTON ROAD R/W: ≈0.98 AC.
 AREA USED FOR OPEN SPACE CALC.: ≈25.22 AC.
 OPEN SPACE REQUIRED: 12.61 AC. (50%)
 PROVIDED OPEN SPACE: >12.61 AC. (50%)

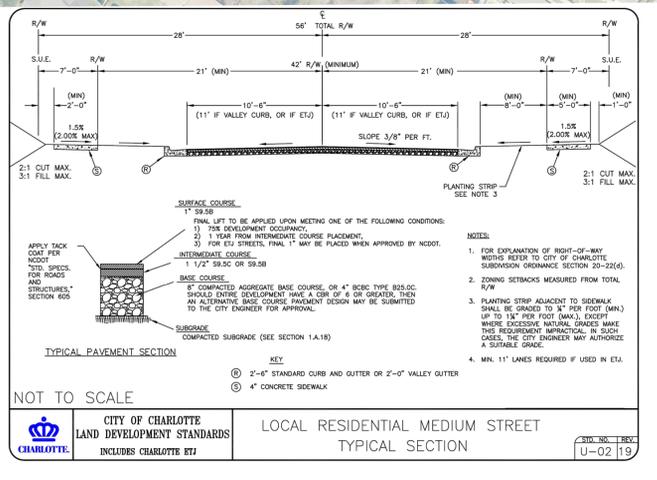
LEGEND:

- TREE SAVE
- 30' REVERSE FRONTAGE BUFFER
- 37.5' CLASS C BUFFER W/ BERM/FENCE
- 50' CLASS C PERIMETER BUFFER OR 37.5' CLASS C BUFFER WITH BERM OR FENCE



- NOTES:**
- 20' MINIMUM SETBACK FROM FACE OF GARAGE TO RIGHT OF WAY FOR FRONT LOAD.
 - PRODUCT/LOT WIDTH ARE SCHEMATIC IN NATURE AND MAY DIFFER THAN 22' AS SHOWN ON TYPICAL TOWNHOME UNIT.
 - MINIMUM 8' (WIDTH) X 20' (DEPTH) DRIVEWAY SHALL ACCOUNT FOR 1 PARKING SPACE.
 - SINGLE CAR GARAGE SHALL ACCOUNT FOR 1 PARKING SPACE.

- GENERAL NOTES:**
- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. THE FINAL LAYOUT, LOCATION AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS; HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT.
 - BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
 - CLASS C BUFFER CAN BE DISTURBED AND REPLANTED AS NEEDED FOR ALL PROJECT DEVELOPMENT INCLUDING BUT NOT LIMITED TO GRADING, FENCE INSTALLATION, BERM PLACEMENT AND UTILITY INSTALLATION.



WK DICKSON
 community infrastructure consultants

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 NC LICENSE NO. F-0374

D.R. HORTON
 America's Builder

Hamilton Road Townhomes
 Conditional Rezoning
 Petition # 2020-XXX

Conceptual Site Plan

FRONT LOAD UNIT (22' TYP.)

SCALE: 1" = 80'

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	JULY 2020
DRAWING NUMBER:	2019049300.CL
1.0	
WKD PROJ. NO.:	
REVISION:	DATE:
COMMENT:	

REZONING PLAN

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DEVELOPMENT DATA TABLE:

SITE AREA: +/- 26 ACRES
 TAX PARCELS: 219-091-19, 219-091-15, 219-091-12, 219-091-17, 219-091-33, 219-091-14, 219-091-13, 219-091-32, 219-091-16, 219-091-31, AND 219-091-30
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-8MF (CD)
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED USES: UP TO 175 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
 MAXIMUM BUILDING HEIGHT: UP TO FORTY (40) FEET, AS MEASURED PER THE ORDINANCE
 PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY D.R. HORTON (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 26-ACRE SITE LOCATED ON THE SOUTHERN SIDE OF HAMILTON ROAD BETWEEN YOUNGBLOOD ROAD AND STEELE CREEK ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 219-091-19, 219-091-15, 219-091-12, 219-091-17, 219-091-33, 219-091-14, 219-091-13, 219-091-32, 219-091-16, 219-091-31, AND 219-091-30.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 175 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8MF ZONING DISTRICT.

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT). THE SITE SHALL HAVE A MAXIMUM OF ONE (1) VEHICULAR ACCESS POINT ALONG HAMILTON ROAD.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
- THE PETITIONER SHALL INSTALL A DEDICATED LEFT- AND RIGHT-TURN LANE INTO THE SITE'S ACCESS ON HAMILTON ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

IV. ARCHITECTURAL STANDARDS

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK"), AND/OR VINYL SIDING.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO THIRTY (30) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ENHANCEMENTS.
- FOR UNITS FRONTING HAMILTON ROAD, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO FIFTEEN (15) FEET ON ALL BUILDING LEVELS.
- ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
- ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.
- THE PETITIONER SHALL PROVIDE A MINIMUM 1/2-ACRE AMENITY AREA AS GENERALLY DEPICTED ON THE REZONING PLAN, WHICH MAY INCLUDE A POOL, CABANA, GAZEBO, MAIL KIOSKS, PET PARK, PLAYGROUND, PICNIC AREA, OR SEATING AREA WITH ENHANCED LANDSCAPING.
- THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

V. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VI. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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NC LICENSE NO. F-0374

CLIENT:



PROJECT:

**Hamilton Road
 Townhomes
 Conditional Rezoning
 Petition # 2020-XXX**

SHEET TITLE:

**Development
 Standards**

SEAL:

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	JULY 2020
DRAWING NUMBER:	2019048300.CL

1.1

WKD PROJ. NO.:

REVISED:	DATE:	COMMENT:

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